114.0	0013	0001.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	709,200 /	709,200
					USE VALUE:	709,200 /	709,200
					ASSESSED:	709,200 /	709,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		WIGWAM CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OGILVIE MARK & COLLEEN
Owner 2:	
Owner 3:	
Street 1:	6 WIGWAM CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,527 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Vinyl Exterior and 1802 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8527.000	236,100		473,100	709,200
Total Card	0.196	236,100		473,100	709,200
Total Parcel	0.196	236,100		473,100	709,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.65 | /Parcel: 393.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	73672
GIS Ref	
GIS Ref	
Insp Date	08/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0013-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	236,100	0	8,527.	473,100	709,200	709,200	Year End Roll	12/18/2019
2019	101	FV	207,700	0	8,527.	479,800	687,500	687,500	Year End Roll	1/3/2019
2018	101	FV	207,700	0	8,527.	358,200	565,900	565,900	Year End Roll	12/20/2017
2017	101	FV	207,700	0	8,527.	324,400	532,100	532,100	Year End Roll	1/3/2017
2016	101	FV	207,700	0	8,527.	310,900	518,600	518,600	Year End	1/4/2016
2015	101	FV	206,600	0	8,527.	263,600	470,200	470,200	Year End Roll	12/11/2014
2014	101	FV	206,600	0	8,527.	250,000	456,600	456,600	Year End Roll	12/16/2013
2013	101	FV	206,600	0	8,527.	237,900	444,500	444,500		12/13/2012

!8924!

PRINT

Date	Time
12/10/20	23:27:28

LAST REV

Date	Time
09/24/18	11:54:15
apro	
8924	

USER DEFINED

Prior Id # 1:	73672
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13468-481		6/1/1978		25,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/12/1999	76	Addition	23,000					4X20 ADD/V SIDING
4/7/1992	119		800					12X18 WOOD DECK

ACTIVITY INFORMATION

Date	Result	By	Name
8/24/2018	MEAS&NOTICE	BS	Barbara S
4/29/2009	Measured	372	PATRIOT
2/15/2000	Meas/Inspect	263	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8527		Sq. Ft.	Site		0	70.	0.79	5									473,065						473,100	

Total AC/HA:	0.19575	Total SF/SM:	8527	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 473,065	Spl Credit	Total: 473,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	126.955
Other Features:	77250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	289990
Depreciation:	53938
Depreciated Total:	236052

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

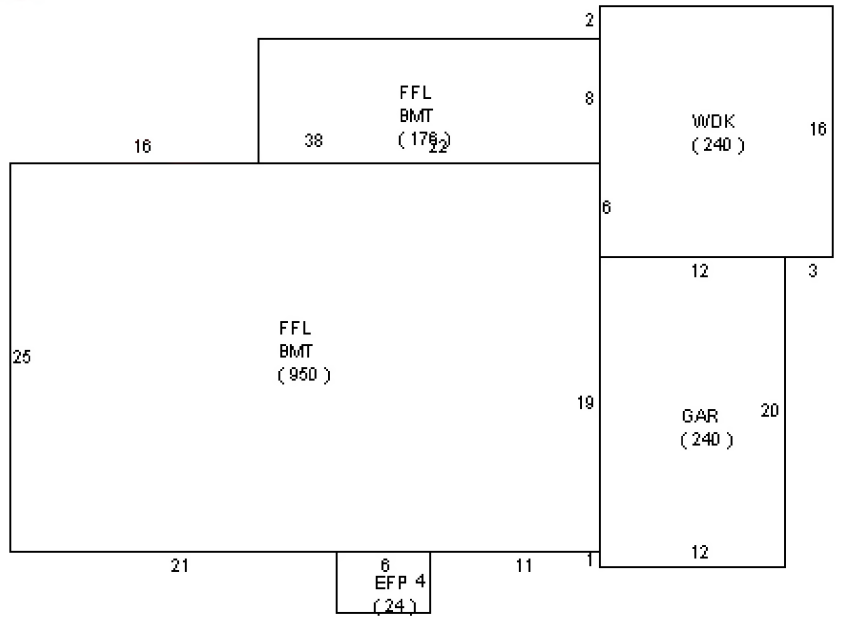
REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	126.95
Special Features:	0	Val/Su Net:	85.67
Final Total:	236100	Val/Su SzAd	209.68

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,126	52.940	59,611
FFL	First Floor	1,126	126.950	142,951
GAR	Garage	240	25.160	6,038
WDK	Deck	240	10.060	2,415
EFP	Enclos Porch	24	71.870	1,725
	Net Sketched Area:	2,756	Total:	212,740
Size Ad	1126	Gross Are	2756	FinArea 1802

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0013-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: